

RENTON PLANNING COMMISSION
Meeting Minutes

October 6, 2010
6:00 p.m.

Renton City Hall
Council Chambers

Planning Commissioners Present: Michael Chen, Michael Drollinger, Ray Giometti, Michael O'Halloran, Nancy Osborn, Ed Prince, Martin Regge

Planning Commissioner Absent: Gwendolyn High, Kevin Poole

City Staff Present: Chip Vincent, Planning Director; Rocale Timmons, Associate Planner; Kris Sorensen, Assistant Planner; Judith Subia, Administrative Secretary

1. CALL TO ORDER: Commission Chair Giometti called the meeting to order at 6:00 p.m.
2. ROLL CALL: Commission Secretary Drollinger called roll. Commissioners High and Poole were absent and excused.
3. CORRESPONDENCE RECEIVED: None
4. AUDIENCE COMMENTS: None
5. COMMISSIONER COMMENTS: None
6. DIRECTOR'S REPORT:
 - The sign code is a big issue and will require more discussion after tonight's briefing. Staff will have discussions with the community and will come back to the Commission with more information and recommendations.
7. DEVELOPMENT REGULATIONS (TITLE IV) AMENDMENTS DOCKET BRIEFINGS:
 - #D-49: Drive-In/Drive-Through Retail and Services**
Kris presented this docket item requested by the Planning Division. There are two types of drive-through uses: Retail and Sales. Staff recommends prohibiting detached stand-alone drive-in/drive-through uses in zones currently allowed, to not allow them anywhere in the City. Staff further recommends requiring such uses to be part of the building where the primary use is located and be physically integrated. Related notes will be consolidated.
 - #D-51: Religious Institutions in Non-Residential Zones**
Kris presented this docket item requested by the Planning Division. Religious institutions of all sizes are currently allowed in all zones and processed through a Hearing Examiner Conditional Use Permit. The impacts vary depending on the size. Staff recommends processing religious institution permit review based on size. A small institution, up to 10,000 square feet be allowed outright and require an Administrative Conditional Use Permit if adjacent to or abutting a residential zone. A medium institution, from 10,000 to 30,000 square feet be allowed with an Administrative Conditional Use Permit and also require an

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Administrative Conditional Use Permit if adjacent to or abutting a residential zone. A large institution, over 30,000 square feet be allowed with a Hearing Examiner Conditional Use Permit and also require an Hearing Examiner Conditional Use Permit if adjacent to or abutting a residential zone

#D-54: Sign Code

Rocale presented this docket item requested by the Planning Division. This request is to amend Title IV to provide clear and consistent sign regulations. She discussed the existing and proposed changes for the following sections: pole signs, freestanding sign height limits, roof signs, internally illuminated signs, wall signs, temporary (A-frame signs), mix of sign types, letter size limitations, maximum size of freestanding/projecting signs, signs allowed for churches, apartments, and subdivisions, signs allowed for institutional, large office, and industrial developments, marquee signs, awning signs, under awning signs, sign maintenance, modifications and variances, and non-conforming signs. Staff recommends approval of this request.

8. COMMISSIONER COMMENTS: The next Commission meeting will be on October 20, 2010.
9. ADJOURNMENT: The meeting adjourned at 7:15 p.m.

Ray Giometti, Chair

Michael Drollinger, Secretary

Signed copy available
from City Clerk's Office.